

New York Main Street Program

Salina-Warren Main Street Target Area Grant



Salina-Warren Main Street Target Area

- New York State funds – CFA July 2017
- Grant awarded to the Downtown Committee in Dec.
 - Local Program Administrator (LPA) – 6th award
- \$500,000 available – reimbursement basis
- Building façade and interior renovations
- Application available January 24, 2018

Program Mission

- Promote “Main Street” revitalization
- Create a vibrant downtown community
- Encourage commercial and residential development
- Enhance the activity and livability of the target area
- Increase commercial occupancy
- Promote new building uses
- Improve downtown aesthetics
- Enhance pedestrian experience

Target Area



Who Can Apply?

- Property Owners
- Property must front:
 - 300, 400, or 500 block of South Warren Street
 - 300, 400, or 500 block of South Salina Street

Ineligible properties:

- Properties located outside the target area
- Religious institutions
- Properties owned by private, membership based organizations
- Municipally owned properties used for municipal purposes

What Projects are Eligible?

- “Target Area Building Renovations” =
 - Exterior façade
 - E.g.:
 - Windows
 - Signage
 - Storefront renovations
 - Interior renovations for commercial or residential units
 - E.g.:
 - Energy efficiency
 - ADA compliance
 - Change in use – e.g. office to residential (affordability requirement)

What Projects are **Ineligible**?

- ❑ Acquisition
- ❑ New Construction
- ❑ Whole Building Demolition
- ❑ Construction of additions
- ❑ Vinyl or aluminum siding; vinyl or aluminum windows
- ❑ Renovation of single-family homes or owner-occupied apartments
- ❑ Site Work – e.g. sewer laterals, grading, parking lots, sidewalks, landscaping, fences, free-standing signs, general maintenance
- ❑ Furnishings, appliances, electronics, tools, disposable supplies, business equipment, non-permanent fixtures

Award Limits

- ❑ Capped at \$50,000 per building for commercial project
- ❑ Additional \$25,000 per residential unit, up to building max of \$100,000
 - Affordability = rent affordable to person earning 90% AMI
 - ❑ 2015 example: Area Median Income (AMI) for Onondaga County = \$68,500
 - ❑ 2015 Rent Limit =
 - Efficiency: \$1,079
 - 1-bedroom: \$1,156
 - 2-bedroom: \$1,387
- ❑ Reimbursement Basis
 - Property owner is responsible for securing interim financing for renovations
- ❑ Up to 75% of renovation project costs
 - Owner must provide 25% match
 - ❑ E.g. Spend \$66,667 to get \$50,000 reimbursed
 - ❑ E.g. Spend \$133,334 to get \$100,000 reimbursed

Sources of Match

- ❑ Personal financing
- ❑ Private loan
- ❑ Syracuse Economic Development Corporation (SEDCO) loan
- ❑ Grants – e.g. NYSERDA
- ❑ Other options

Process and Timeline

- Submit Application - **due March 2, 2018**
- Selection Committee Reviews Applications
- Grant Awards Announced – **March 30, 2018**
- State Review (Environmental, Historic)
- **Notice to Proceed** (Do NOT begin construction before this step!)
- Contractor Bidding and Construction
- Project Completion **by Sept. 30, 2019**
- Reimbursement by Dec. 31, 2019
- Maintenance Agreement through 2024

Overall Program Priorities

- NY Housing Trust Fund prioritizes project selection by:
 - Visually prominent (exterior renovation)
 - Upper story residential units (affordable)
 - Historic value
 - Blight reduction
 - Economic Impact
 - Business expansion/stabilization

Scoring

- **Visibility/Public Impact (20 points)**
- **Affordable Housing Development (20 points)**
- **Economic Impact (15 points)**
- **Job Creation (15 points)**
- **Addressing Vacant Space (up to 10 points)**
- **Project Timeline (10 points)**
- **Financial Commitment (5 points)**
- **First-Time Recipient (5 points)**

Process for Awarded Projects

- Contract with Downtown Committee
- Project Scope, Budget, Plans
 - Soft Costs: Environmental Testing
- State Environmental Review; State Historic Review (SHPO)
- Local Review (Permits, Zoning, LPB)
- Contractor Bid Selection
- Construction Inspections
- Construction Completion
- Maintenance Declaration Form – File with County
- Project Reimbursement
- 5-Year Monitoring and Compliance

Construction Rules

- Contractor cannot receive funds for work done on building s/he owns, or property owned by immediate family member.
- Downtown Committee will establish list of contractors able to perform work per grant requirements (including MWBE). DTC will use this list to solicit bids or quotes.
 - Additional contractors can be added to list; must submit references and proof of proper insurance to Downtown Committee
- Minimum 2 bids per project; lowest qualified bidder selected.
- Downtown Committee performs periodic inspections
- Must produce a finished commercial or residential space, ready for occupancy, by Sept. 30, 2019 (approx. 15-month schedule).

Questions?

